

Alamo Municipal Advisory Council

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Sharon Burke, Vice Chair
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The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the Department of Conservation and Development.

RECORD OF ACTIONS

Tuesday, December 2, 2025

6:00 p.m.

Alamo Women's Club
1401 Danville Blvd., Alamo

1. Call to Order – Pledge of Allegiance – Roll Call

2. Agency Reports (*15 minutes*)

- a. San Ramon Valley Fire Protection District (SRVFPD)

3. District II Board of Supervisors Staff

- a. Zone 54 Fence Replacement
- b. Livorna Park Budget Update

Request a detailed and comprehensive budget update from Public Works, including a breakdown by line items.

Review and discuss potential bid alternates associated with specific budget line items. Invite Public Works to attend an upcoming meeting to provide updates and address questions.

4. Public Comment

Comment on San Ramon Creek – who maintains the creek?

315 Miranda Lane, Alamo

5. Presentation

Public Works, Flood Control

6. CDVR25-01036 – 236 Angela Avenue

Darrin Derita, Applicant

Public Comment:

Mike Gibson

The Alamo MAC recommends approval of the application subject to the condition that the existing two large oak trees be preserved to the extent possible; and that the proposed landscaping be consistent with the established character of the surrounding neighborhood. The Council bases its recommendation on the observation that many homes on the street have undergone similar remodels, with the house in question being one of the last unremodeled homes on Angela Avenue; that Angela Avenue is a private road maintained by the neighbors; and that the proposed project would result in the home being more compatible with the neighborhood. Unanimous approval.

7. CDVR25-01054 – 1048 Adrienne

Public Comment:

Shannon Daughton, Applicant

Mike Gibson

The property owner was present at the meeting. The Alamo MAC recommends approval of the application based on the Council's conclusion that the proposed improvements will enhance the home's compatibility with the surrounding neighborhood. Unanimous approval.

8. CDSD25-09717 – 455 Livorna Road

- a. The applicant requests approval of a Vesting Tentative Map for a proposed subdivision of approximately 13.65 acres into eight single-family residential lots.

Public Comment:

Art Anderson, Property Owner

Pam Nieting, Applicant

Cyrus Bouzar

Mike Gibson

John Hayes

Alfred Ralph

Jorge Picasso

The Alamo MAC recommends approval contingent upon verification by the Department of Conservation and Development that the slope density complies with General Plan requirements. For the benefit of future residents of this subdivision, the MAC further recommends that, to the extent permitted by law, the property be re-zoned to R-40 to ensure consistency with the General Plan. If the County is legally unable to require the applicant to initiate re-zoning, the MAC recommends that the County evaluate re-zoning the property independently. The MAC further recommends that, to the extent legally possible, the County ensures all conditions of approval, particularly those related to infrastructure and land development, have been met or bonded for the entire subdivision, prior to recording of the first final map. The motion was approved 5 ayes, 1 no, 1 abstention.

9. CSA R7 Budget

Motion to accept the budget by Member Struthers, unanimous approval.

10. Zones 36, 45 and 54 Budgets

Motion to accept the budget by Member Struthers, unanimous approval.

11. Subcommittee Reports (20 minutes)

- Alamo Subcommittee for Schools: Straznicka, Parkinson
Light is red too long for too long on Danville Blvd., check out the timing on Hemme
- Alamo AOB/Roundabout: Struthers, Barclay, Burke
- Land Use Planning Subcommittee: Barclay (Chair), Brannan, Burke
- Iron Horse Corridor Subcommittee: Struthers
- Parks and Recreation Subcommittee: Chaput (Chair), Struthers, Mowat
- Public Safety (Police P-2, Fire, Emergency): Brannan, Chaput
- Trees and Landscape Subcommittee: Mowat, Burke

12. Review and Approve November 2025 Records of Action

Approved

13. Alamo MAC Member Comments

14. Adjourn

Adjourn to the Alamo MAC Meeting on Tuesday, January 6, 2026 at the Alamo Women's Club.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925.655.2300

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925.655.2300. Complete name and address must be submitted to be added to the list.